

BILL OF SALE
(Water Distribution System)

KNOW ALL MEN BY THESE PRESENTS, BROWARD COUNTY, a political subdivision of the State of Florida (“County”), whose address is Governmental Center, Suite 501, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and transfer unto **CITY OF COCONUT CREEK**, a Florida municipal corporation (“City”), whose principal address is 4800 West Copans Road, Coconut Creek, Florida 33063, its successors and assigns, all of County’s rights, title, and interest, if any, in and to the following described personal property, in its “AS-IS”, “WHERE-IS, WITH ALL FAULTS” condition:

That certain water distribution system owned by County, as more specifically described in the water line material list attached hereto as **Exhibit “A”** and made a part hereof (the “Water Distribution System”), located within those certain easement areas lying and being in Broward County, Florida and legally described on **Exhibit “B”** attached hereto and made a part hereof, and located within that certain real property generally located at 3601 West Sample Road, Coconut Creek, Florida 33073.

TO HAVE AND TO HOLD the same unto City, its successors and assigns forever.

AND, City expressly acknowledges, agrees and understands that County is conveying and transferring, and City is accepting the Water Distribution System, in its “AS-IS”, “WHERE-IS, WITH ALL FAULTS” condition and that County is not making and has not at any time made any representations or warranties of any kind or character, whether express or implied, by operation of law or otherwise, with respect to the quantity, quality, physical condition or value of the Water Distribution System. Without limiting the foregoing, City expressly acknowledges, agrees and understands that County makes no warranty of suitability, merchantability or fitness for a particular purpose.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Bill of Sale: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 2026; and City of Coconut Creek, signing by and through its duly authorized representative.

COUNTY:

ATTEST:

BROWARD COUNTY, by and through its Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By: _____
Mayor/Vice Mayor
____ day of _____, 2026

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By: _____
Stacey-Ann M. Rowe (Date)
Senior Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Deputy County Attorney

SMR
04/23/2026
Bill of Sale - Tradewinds Park Water Distribution System
iManage #1225439

Acceptance of Water Distribution System

WHEREUPON the Water Distribution System has been certified for compliance with the City of Coconut Creek standards and requirements; and the Florida Department of Environmental Protection has issued a Notice of Acceptance of Completion of Construction and released the Water Distribution System for service; and the City of Coconut Creek City Commission, pursuant to Ordinance No. _____, has authorized and approved entering into that certain Utility Easement Agreement, whereby County grants to City an easement for the installation, construction, operation, maintenance, repair, replacement and/or reconstruction of the Water Distribution System; and I, Osama Elshami, pursuant to Section 13-187 of the City's Code, on behalf of and representing the City of Coconut Creek, Florida, and in my position as City Engineer for the City of Coconut Creek, Florida, hereby accepts for all legal purposes, the transfer of the Water Distribution System effected by this Bill of Sale to the City.

CITY OF COCONUT CREEK

ATTEST:

Osama Elshami, City Engineer
Director of Utilities and Engineering
Date

Joseph Kavanagh
City Clerk
Date

Approved as to form and legal sufficiency:

Terrill C. Pyburn, City Attorney
Date

EXHIBIT "A"

WATER DISTRIBUTION SYSTEM

Item description	Totals	Units
8" Ductile Iron Pipe Water Main	3,886	Linear feet
1" PVC Water Main	17	Linear feet
8" x 6" Tee connection	44	Each
8" x 8" Tee connection	0	Each
1" x 1" Tee connection	2	Each
1" WYE connection	1	Each
8" x 6" Reducer	2	Each
Fire Hydrant Assembly	7	Each
8" Gate Valve	7	Each
6" Gate Valve	7	Each
Back Flow Preventor Assembly	0	Each
2" Water Meter	1	Each
8" x 1" Saddle	2	Each
6" x 1" Saddle	1	Each
1" Water Meter	1	Each
12"x 8" Tapping Sleeve	2	Each
8" Tapping Valve	2	Each
8" 11.25 Degree Bend	26	Each
8" 22.5 Degree Bend	5	Each
8" 45 Degree Bend	25	Each
8" 90 Degree Bend	3	Each
6" 90 Degree Bend	1	Each
1" Air Vent	1	Each
8" x 2" Saddle Corp	1	Each
2" Water Main	0	Each
Manual Blow Off	1	Each

EXHIBIT "B"
EASEMENT AREAS
(Attached)

SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 1"

SURVEY PROJECT
NO. 2022-026

PORTION OF LYONS TRADEWINDS PARK NORTH,
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

LEGAL DESCRIPTION

A STRIP OF LAND LYING OVER AND ACROSS A PORTION OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, IN BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING 12.00 FEET WIDE, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID SIDELINES TO BE LENGTHENED OR SHORTENED WHERE THEY INTERSECT:

COMMENCE AT THE SOUTHWEST CORNER OF "VINKEMULDER PLAT", AS RECORDED IN PLAT BOOK 154, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE SOUTH LINE OF SAID PLAT BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION, AND IS ASSUMED TO BE S 88°13'29" W; THENCE S 01°09'43" E ALONG THE EAST RIGHT OF WAY LINE OF NW 39th AVENUE PER MISCELLANEOUS MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 4.75 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THE SIDELINES TO BEGIN WHERE THEY INTERSECT SAID EAST RIGHT OF WAY LINE; THENCE S 40° 53' 19" E, A DISTANCE OF 22.60 FEET; THENCE S 01° 11' 39" E, A DISTANCE OF 363.82 FEET TO REFERENCE POINT "A"; THENCE S 01°15'08" E, A DISTANCE OF 240.34 FEET TO REFERENCE POINT "B"; THENCE N 88°31'40" E, A DISTANCE OF 85.42 FEET; THENCE N 88°23'22" E, A DISTANCE OF 83.12 FEET; THENCE N 68°04'38" E, A DISTANCE OF 54.52 FEET; THENCE N 57°34'08" E, A DISTANCE OF 23.50 FEET; THENCE S 84°22'45" E, A DISTANCE OF 7.94 FEET TO REFERENCE POINT "C"; THENCE S 83°43'24" E, A DISTANCE OF 63.22 FEET; THENCE S 08°53'52" W, A DISTANCE OF 15.63 FEET; THENCE S 06°32'43" E, A DISTANCE OF 18.24 FEET; THENCE S 21°35'05" E, A DISTANCE OF 45.32 FEET TO REFERENCE POINT "D"; THENCE CONTINUE S 22°07'49" E, A DISTANCE OF 21.72 FEET; THENCE S 11°31'12" E, A DISTANCE OF 52.46 FEET; THENCE S 01°19'12" E, A DISTANCE OF 61.61 FEET; THENCE S 11°50'02" W, A DISTANCE OF 48.54 FEET; THENCE S 21°24'21" W, A DISTANCE OF 77.16 FEET; THENCE S 22°46'52" W, A DISTANCE OF 84.99 FEET; THENCE S 21°45'11" W, A DISTANCE OF 85.36 FEET; THENCE S 12°05'51" W, A DISTANCE OF 27.20 FEET; THENCE S 08°54'23" W, A DISTANCE OF 39.28 FEET; THENCE S 03°47'22" W, A DISTANCE OF 44.45 FEET; THENCE S 03°18'12" E, A DISTANCE OF 28.38 FEET; THENCE S 04°40'14" E, A DISTANCE OF 21.49 FEET; THENCE S 09°33'55" E, A DISTANCE OF 47.34 FEET; THENCE S 12°25'42" E, A DISTANCE OF 17.27 FEET; THENCE S 18°21'55" E, A DISTANCE OF 60.00 FEET; THENCE S 25°22'13" E, A DISTANCE OF 35.81 FEET; THENCE S 33°57'52" E, A DISTANCE OF 27.57 FEET TO REFERENCE POINT "E"; THENCE S 41°37'55" E, A DISTANCE OF 74.54 FEET THENCE S 45°29'06" E, A DISTANCE OF 61.89 FEET; THENCE S 57°29'45" E, A DISTANCE OF 47.23 FEET; THENCE S 68°05'38" E, A DISTANCE OF 21.58 FEET; TO REFERENCE POINT "F"; THENCE S 66°25'58" E, A DISTANCE OF 18.98 FEET; THENCE S 73°55'08" E, A DISTANCE OF 71.91 FEET; THENCE S 79°39'43" E, A DISTANCE OF 60.13 FEET; THENCE S 86°27'02" E, A DISTANCE OF 55.89 FEET; THENCE N 88°28'34" E, A DISTANCE OF 25.39 FEET; THENCE N 88°31'47" E, A DISTANCE OF 23.40 FEET; THENCE N 87°51'51" E, A DISTANCE OF 45.71 FEET; THENCE N 88°46'06" E, A DISTANCE OF 50.24 FEET; THENCE N 88°34'18" E, A DISTANCE OF 45.77 FEET TO REFERENCE POINT "G"; THENCE S 88°41'33" E, A DISTANCE OF 133.38 FEET; THENCE N 54°44'45" E, A DISTANCE OF 14.63 FEET; THENCE N 87°18'44" E, A DISTANCE OF 23.40 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "C"; THENCE N 03° 49' 02"E , A DISTANCE OF 32.50 FEET; THENCE N 21°55'44" E, A DISTANCE OF 67.08 FEET; THENCE N 01°21'37" E, A DISTANCE OF 55.72 FEET; THENCE N 11°48'01" W, A DISTANCE OF 120.23 FEET; THENCE N 01°20'37" W, A DISTANCE OF 37.61 FEET; THENCE N 00°57'22" E, A DISTANCE OF 56.33 FEET; THENCE N 06°15'26" E A DISTANCE OF 45.81 FEET; THENCE N 21°49'34" E, A DISTANCE OF 74.99 FEET; THENCE N 39°11'04" E, A DISTANCE OF 40.65 FEET; THENCE S 49°13'57" E, A DISTANCE OF 30.62 FEET; THENCE N 45°42'16" E, A DISTANCE OF 51.96 FEET; THENCE N 70°34'51" E, A DISTANCE OF 0.97 FEET; TO REFERENCE POINT "H"; THENCE CONTINUE N 70°34'51" E, A DISTANCE OF 38.48 FEET; THENCE N 83°23'13" E, A DISTANCE OF 87.65 FEET; THENCE N 46°28'37" E, A DISTANCE OF 12.89 FEET; THENCE N 88°15'55" E, A DISTANCE OF 198.23 FEET TO REFERENCE POINT "I"; THENCE N 87°21'46" E, A DISTANCE OF 72.81 FEET; THENCE N 89°03'14" E, A DISTANCE OF 126.43 FEET; THENCE N 86°01'01" E, A DISTANCE OF 46.00 FEET; THENCE N 80°02'28" E, A DISTANCE OF 72.14 FEET; THENCE N 84°28'30" E, A DISTANCE OF 21.84 FEET; THENCE N 87°30'41" E, A DISTANCE OF 48.78 FEET; THENCE S 02°02'33" E, A DISTANCE OF 15.27 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

(CONTINUED ON PAGE 2)

SHEET 1 OF 9

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 – PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 1"

PORTION OF LYONS TRADEWINDS PARK NORTH,
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

SURVEY PROJECT
NO. 2022-026

(CONTINUED FROM PAGE 1)

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "A"; THENCE N 88°44'52" E, A DISTANCE OF 11.04 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "B"; THENCE S 88°31'40" W, A DISTANCE OF 15.03 FEET TO THE EAST RIGHT OF WAY LINE OF NW 39TH AVENUE AND THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "D"; THENCE N 66°16'07" E, A DISTANCE OF 14.10 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "E"; THENCE N 54°15'34" E, A DISTANCE OF 13.93 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "F"; THENCE N 24°51'09" W, A DISTANCE OF 15.65 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "G"; THENCE N 00°46'23" W, A DISTANCE OF 15.42 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "H"; THENCE S 32°15'02" E, A DISTANCE OF 12.88 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "I"; THENCE N 01°47'55" E, A DISTANCE OF 28.28 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINS 48,214 SQUARE FEET, (1.1068 ACRES), MORE OR LESS.

SHEET 2 OF 9

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 – PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

<p>SKETCH AND LEGAL DESCRIPTION "EASEMENT AREA 1" PORTION OF LYONS TRADEWINDS PARK NORTH, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA</p>	<p>SURVEY PROJECT NO. 2022-026</p>
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SURVEYORS NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE PLAT OF "VINKEMULDER PLAT" AS RECORDED IN PLAT BOOK 154, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING: N 88°13'29" E (ASSUMED).
2. SEE SHEETS 1 AND 2 OF 9 FOR LEGAL DESCRIPTION.
SEE SHEET 3 OF 9 FOR SURVEY NOTES.
SEE SHEET 4 OF 9 FOR LOCATION MAP.
SEE SHEETS 5, 6, 7, AND 8 OF 9 FOR SKETCH.
SEE SHEET 9 OF 9 FOR LINE TABLE.
3. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
 - a. PLAT OF "VINKENMULDER PLAT", AS RECORDED IN PLAT BOOK 154, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - b. PERMITTED SET OF PLANS BY THOMPSON & ASSOCIATES PROJECT NO.: 18012 REVISED 10/30/2020.
 - c. SURVEY PREPARED BY CRAVEN & THOMPSON & ASSOCIATES, INC. PROJECT NO.: 15-0087-001, DATED 3/4/16.
 - d. OFFICIAL RECORDS BOOK 5936, PAGE 827, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - e. MISCELLANEOUS MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - f. A SKETCH AND DESCRIPTION FOR A WATER MAIN EASEMENT FOR TRACT "C" LYONS TRADEWINDS PARK BY HELLER, WEAVER AND CATO INC. (FILE NO. 86-8848-SS 1).

SHEET 3 OF 9

CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brian A Harris

Digitally signed by Brian A Harris
Date: 2025.10.30 15:42:24 -04'00'



REVISION 1: CHANGED TITLE FROM 'WATERLINE EASEMENT' TO 'EASEMENT 1' AND ADDED P.O.T. LABELS TO SHEETS 2-5 (6-30-25)
 REVISION 2: REVISED PER COMMENTS 10/29/25

BRIAN A. HARRIS
 PROFESSIONAL SURVEYOR AND MAPPER #5771, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SKETCH
2/1/2022

DRAWN BY
M.N.

CHECKED BY
BAH

MANAGER
EBA

SKETCH NO. 2022-026_WM_LEGAL.DWG

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

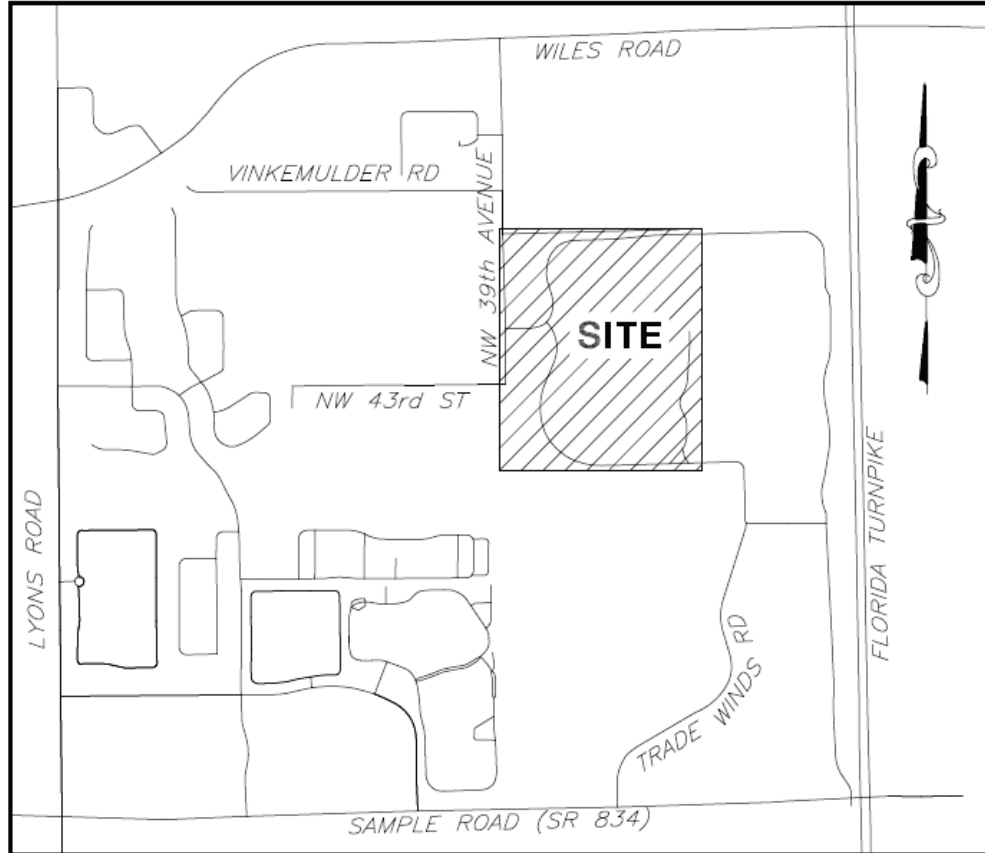
Phone # (954) 577-4555

SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 1"

PORTION OF LYONS TRADEWINDS PARK NORTH,
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

SURVEY PROJECT
NO. 2022-026

LOCATION MAP
(NOT TO SCALE)

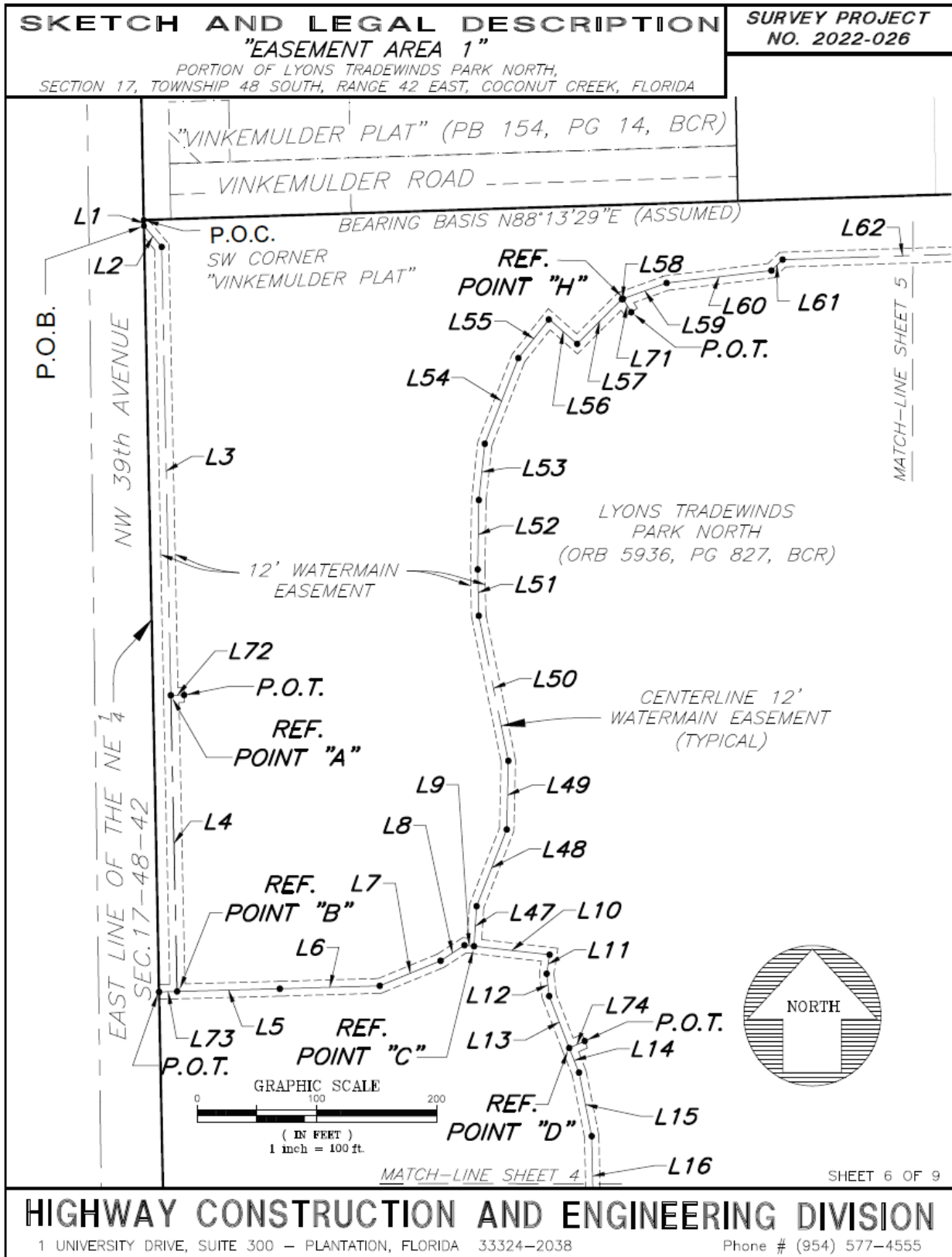


SHEET 4 OF 9

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

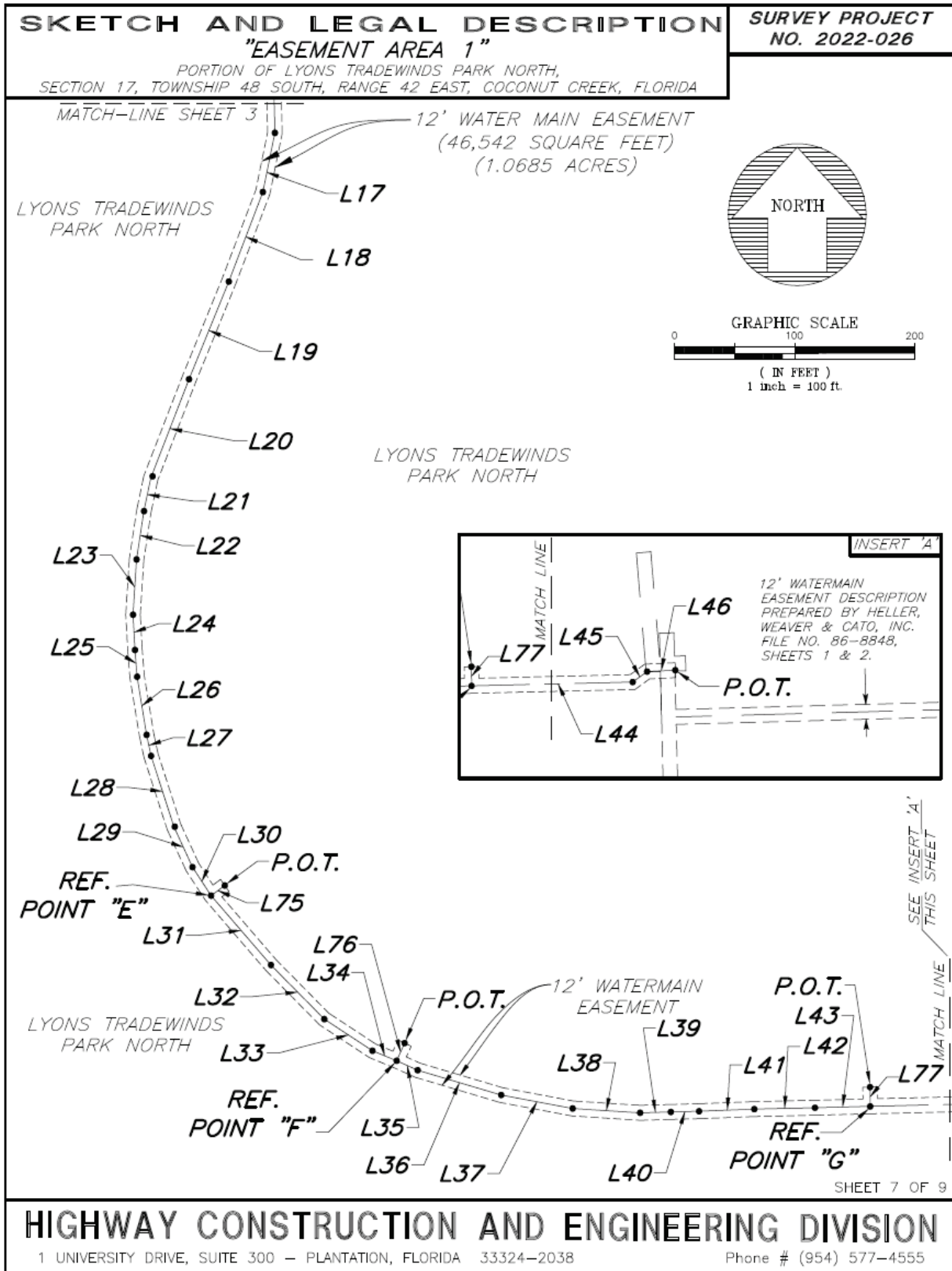
Phone # (954) 577-4555

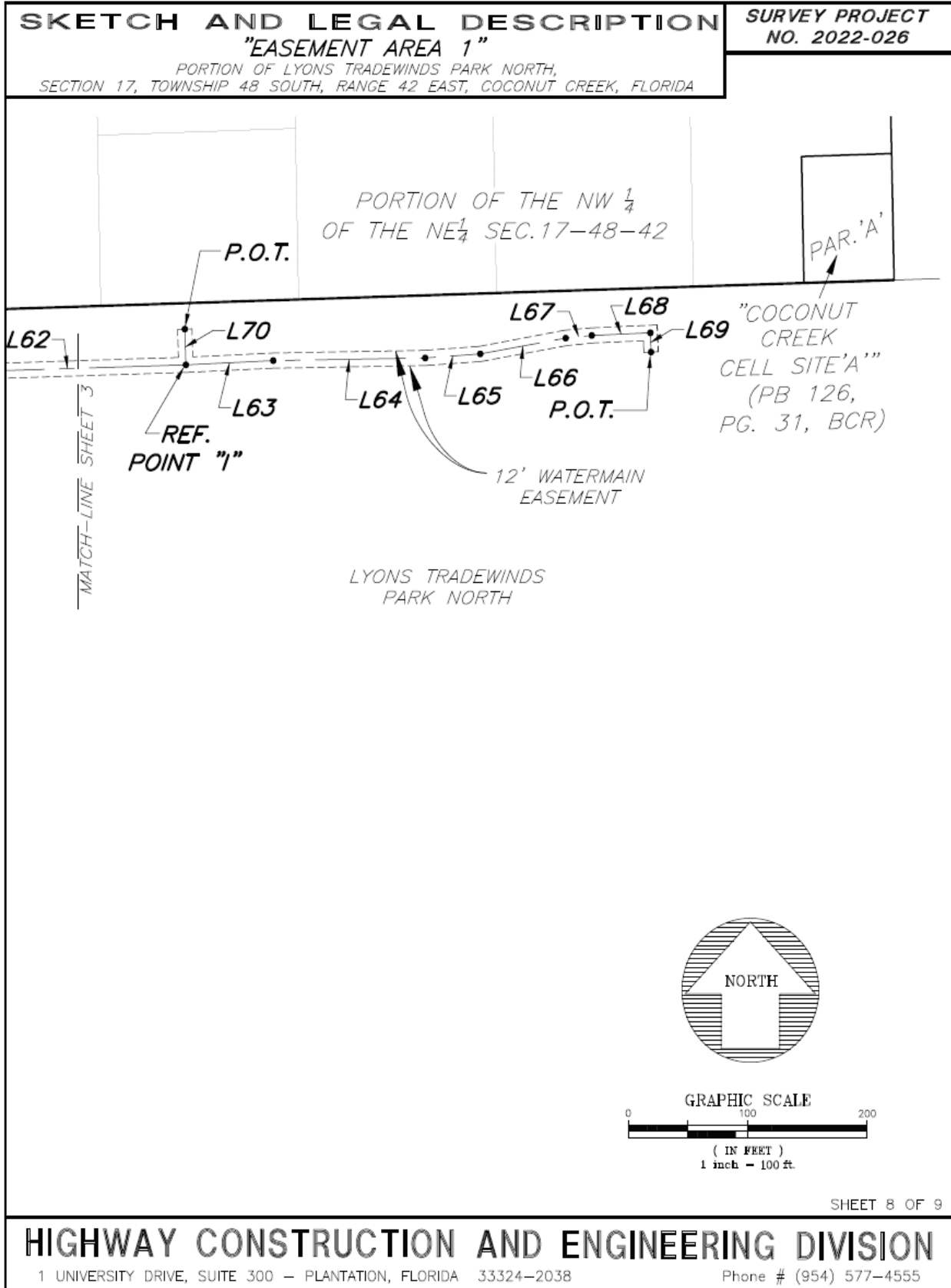


HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555





HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 1"

PORTION OF LYONS TRADEWINDS PARK NORTH,
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

SURVEY PROJECT
NO. 2022-026

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01° 09' 43"E	4.75
L2	S40° 53' 19"E	22.60
L3	S01° 11' 39"E	363.82
L4	S01° 15' 08"E	240.34
L5	N88° 31' 40"E	85.42
L6	N88° 23' 22"E	83.12
L7	N68° 04' 38"E	54.52
L8	N57° 34' 08"E	23.50
L9	S84° 22' 45"E	7.94
L10	S83° 43' 24"E	63.22
L11	S08° 53' 52"W	15.63
L12	S06° 32' 43"E	18.24
L13	S21° 35' 05"E	45.32
L14	S22° 07' 49"E	21.72
L15	S11° 31' 12"E	52.46
L16	S01° 19' 12"E	61.61
L17	S11° 50' 02"W	48.54
L18	S21° 24' 21"W	77.16
L19	S22° 46' 52"W	84.99
L20	S21° 45' 11"W	85.36
L21	S12° 05' 51"W	27.20
L22	S08° 54' 23"W	39.28
L23	S03° 47' 22"W	44.45
L24	S03° 18' 12"E	28.38
L25	S04° 40' 14"E	21.49
L26	S09° 33' 55"E	47.34

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	S12° 25' 42"E	17.27
L28	S18° 21' 55"E	60.00
L29	S25° 22' 13"E	35.81
L30	S33° 57' 52"E	27.57
L31	S41° 37' 55"E	74.54
L32	S45° 29' 06"E	61.89
L33	S57° 29' 45"E	47.23
L34	S68° 05' 38"E	21.58
L35	S66° 25' 58"E	18.98
L36	S73° 55' 08"E	71.91
L37	S79° 39' 43"E	60.13
L38	S86° 27' 02"E	55.89
L39	N88° 28' 34"E	25.39
L40	N88° 31' 47"E	23.40
L41	N87° 51' 51"E	45.71
L42	N88° 46' 06"E	50.24
L43	N88° 34' 18"E	45.77
L44	N88° 41' 33"E	133.38
L45	N54° 44' 45"E	14.63
L46	N87° 18' 44"E	23.40
L47	N03° 49' 02"E	32.50
L48	N21° 55' 44"E	67.08
L49	N01° 21' 37"E	55.72
L50	N11° 48' 01"W	120.23
L51	N01° 20' 37"W	37.61
L52	N00° 57' 22"E	56.33

LINE TABLE		
LINE #	DIRECTION	LENGTH
L53	N06° 15' 26"E	45.81
L54	N21° 49' 34"E	74.99
L55	N39° 11' 04"E	40.65
L56	S49° 13' 57"E	30.62
L57	N45° 42' 16"E	51.96
L58	N70° 34' 51"E	0.97
L59	N70° 34' 51"E	38.48
L60	N83° 23' 13"E	87.65
L61	N46° 28' 37"E	12.89
L62	N88° 15' 55"E	198.23
L63	N87° 21' 46"E	72.81
L64	N89° 03' 14"E	126.43
L65	N86° 01' 01"E	46.00
L66	N80° 02' 28"E	72.14
L67	N84° 28' 30"E	21.84
L68	N87° 30' 41"E	48.78
L69	S02° 02' 33"E	15.27
L70	N01° 47' 55"W	28.28
L71	S32° 15' 02"E	12.88
L72	N88° 44' 52"E	11.04
L73	S88° 31' 40"W	15.03
L74	N66° 16' 07"E	14.10
L75	N54° 15' 34"E	13.93
L76	N24° 51' 09"E	15.65
L77	N00° 46' 23"W	15.42

SHEET 9 OF 9

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 2"

SURVEY PROJECT
NO. 2025-037

A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK'
AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS.

LEGAL DESCRIPTION

A STRIP OF LAND LYING OVER AND ACROSS A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK' PLAT AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID STRIP BEING 12.00 FEET IN WIDTH, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "C", THE FOLLOWING THREE COURSES BEING ALONG THE SOUTH LINE OF SAID PLAT AND NORTH RIGHT OF WAY LINE OF SAMPLE ROAD, THENCE N88°12'05"E ; BEING THE "BASIS OF BEARINGS" FOR THIS DESCRIPTION, FOR A DISTANCE OF 934.72 FEET, THENCE N01°47'55"W FOR A DISTANCE OF 50.00 FEET, THENCE N88°12'05"E FOR A DISTANCE OF 113.27 FEET, THENCE DEPARTING SAID PLAT LINE AND RIGHT OF WAY LINE, N17°40'01"E FOR A DISTANCE OF 1,628.35 FEET, THENCE S72°20'50"E FOR A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**, THENCE S72°20'50"E FOR A DISTANCE OF 47.00 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINS 564 SQUARE FEET, (0.0129 ACRES), MORE OR LESS.

SEE SHEET 2 OF 3 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.
SEE SHEET 3 OF 3 FOR NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 1 OF 3

CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEET THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brian A Harris Digitally signed by Brian A Harris
Date: 2025.10.30 15:50:45 -04'00'



REVISION 1: CHANGED TITLE FROM "WATERLINE EASEMENT" TO "EASEMENT 2" ON SHEETS 1 & 2. (6-30-25)

REVISION 2: REVISED PER COMMENTS 10/29/25

BRIAN A. HARRIS
PROFESSIONAL SURVEYOR AND MAPPER LS 5771, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SKETCH 03/19/2025	DRAWN BY B.A.H.	CHECKED BY E.B.A.	MANAGER E.B.A.
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HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

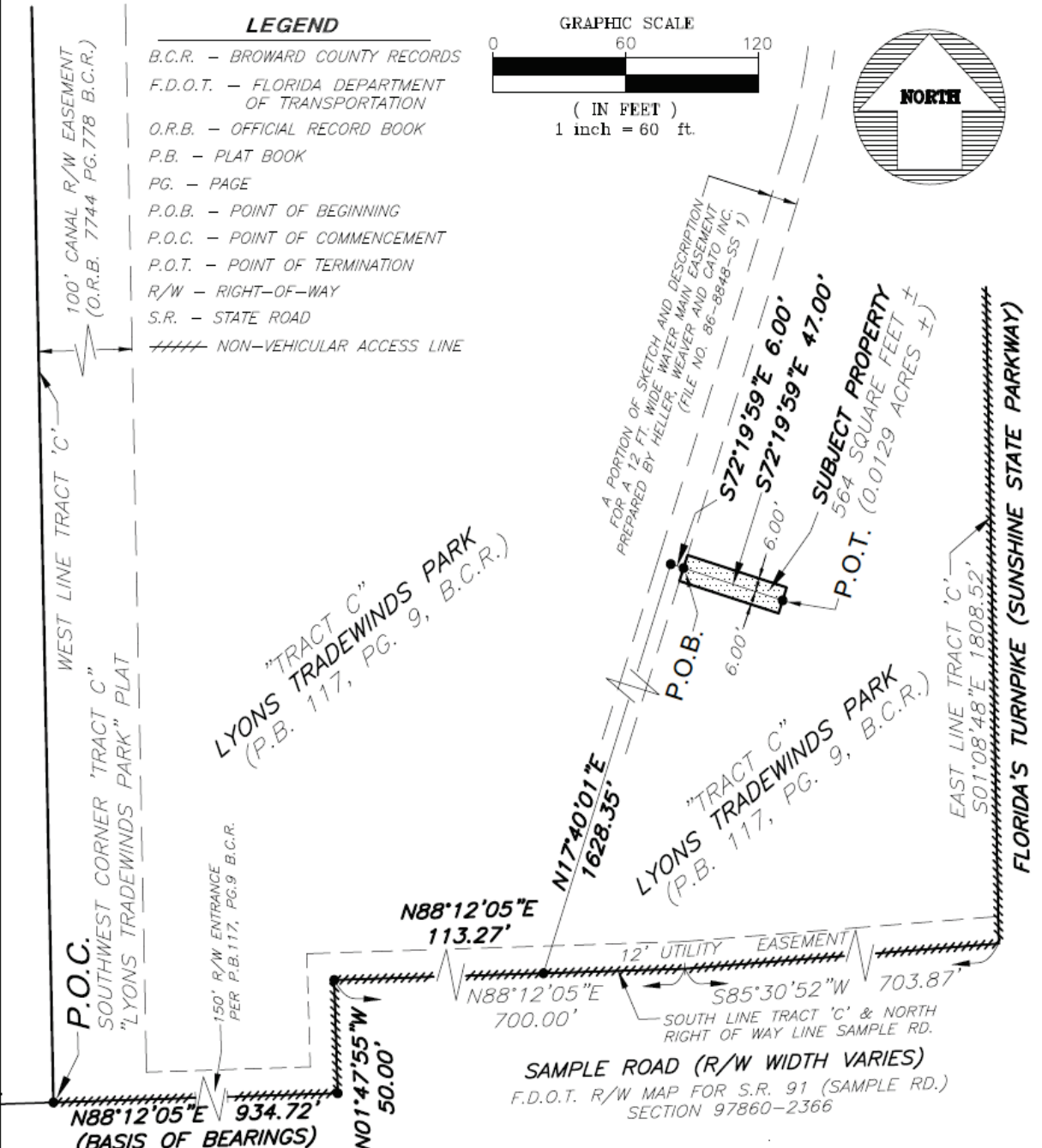
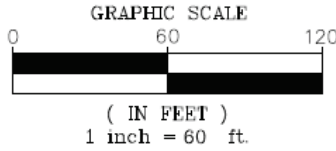
SKETCH NO. 2025-037 LEGAL.DWG

SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 2"
 A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK'
 AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS.

SURVEY PROJECT
NO. 2025-037

LEGEND

- B.C.R. - BROWARD COUNTY RECORDS
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION
- R/W - RIGHT-OF-WAY
- S.R. - STATE ROAD
- ////// NON-VEHICULAR ACCESS LINE



SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
 SEE SHEET 3 OF 3 FOR NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 2 OF 3

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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SKETCH AND LEGAL DESCRIPTION
"EASEMENT AREA 2"

A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK'
AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS.

SURVEY PROJECT
NO. 2025-037

SURVEYORS NOTES

1. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR, AND IS BASED ON AS BUILT DRAWING LOCATIONS BY RT GEOSOLUTIONS FOR TRADEWINDS PARK, "PROJECT NO. R1423108P1 8" D.I.P. WATERMAIN.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT "C", AT THE SOUTHWEST CORNER OF 'LYONS TRADEWINDS PARK' PLAT AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND IS ASSUMED TO BEAR NORTH 88°12'05" EAST.
3. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
 - a. THE PLAT OF 'LYONS TRADEWINDS PARK' AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - b. AS BUILT DRAWING LOCATIONS BY RT GEOSOLUTIONS FOR TRADEWINDS PARK, "PROJECT NO. R1423108P1 8" D.I.P. WATERMAIN, REFERENCED ABOVE.
 - c. F.D.O.T. R/W MAP FOR SR. 91 (SAMPLE RD.) SECTION 97860-2366, DATED 10-1-81, LATEST REVISION DATE 12-8-82.
 - d. THE FOLLOWING DOCUMENTS ALL RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; O.R.B. 596, PG. 25, O.R.B. 2345, PG. 518, O.R.B. 2818, PG. 369 and O.R.B. 8168, PG. 832.
 - e. A SKETCH AND DESCRIPTION FOR A WATER MAIN EASEMENT FOR TRACT "C" LYONS TRADEWINDS PARK BY HELLER, WEAVER AND CATO INC. (FILE NO. 86-8848-SS 1).

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 3 OF 3

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